



43 Londesborough Road
Hutton Cranswick, YO25 9PL
Asking price £165,000


WILLOWGREEN
ESTATE AGENTS

This super semi-detached bungalow is in a great location on Londesborough Road, just tucked away. The property briefly comprises, entrance hall, lounge, kitchen, inner hallway, two bedrooms and bathroom. Detached brick garage, driveway with lots of parking and good sized but manageable garden.

Hutton Cranswick is a thriving village, situated just 3 miles south of Driffield on the A164 road to Beverley in the county of East Yorkshire. It has a good selection of amenities including; a mini market, butcher shop, fish and chip shop, post office, farm shop, hairdresser, train station within walking distance, a public house that serves food, village school, pond and play park. Being in close proximity to Driffield, you also benefit from excellent transport links accessing the neighbouring costal roads and road networks to the motorways.

EPC rating E



ENTRANCE HALL 4'5 x 4'3 (1.35m x 1.30m)
With Upvc glazed door into, storage cupboard, radiator and door to lounge.

LOUNGE 16'5 x 12'8 (5.00m x 3.86m)
With bay window to the front elevation, secondary glazing, two radiators, wall lighting and coving.

KITCHEN 11'8 x 7'3 (3.56m x 2.21m)
With range of wall and base units, space for washing machine, cooker and fridge, work surface over, tiled splash, vinyl flooring, side window and door, floor mounted oil fired central heating boiler and radiator.

INNER HALLWAY 9'4 x 2'7 (2.84m x 0.79m)
With airing cupboard, storage cupboard, loft access and doors to.

BEDROOM 1 12'2 x 9'00 (3.71m x 2.74m)
With window to rear elevation, radiator, built in wardrobes and garden view.

BEDROOM 2 11'00 x 7'2 (3.35m x 2.18m)
With window to rear elevation, radiator and garden view.

BATHROOM 6'5 x 5'5 (1.96m x 1.65m)
With low level wc, pedestal wash hand basin, panelled bath with glass shower screen, window to side elevation, vinyl flooring, tiled walls and radiator.

GARDEN
A delightful open plan frontage with lawn and shrub borders, side block paved driveway, access to the rear garden which is mainly laid to lawn with borders and pathway.

PARKING
There is parking for several vehicles on the driveway.

GARAGE
The property has a single detached brick garage with up and over door.

TENURE
We understand that the property is Freehold.

SERVICES
Water, drainage and electric are connected to the property.

ENERGY PERFORMANCE CERTIFICATE
We understand the the energy rating is E.

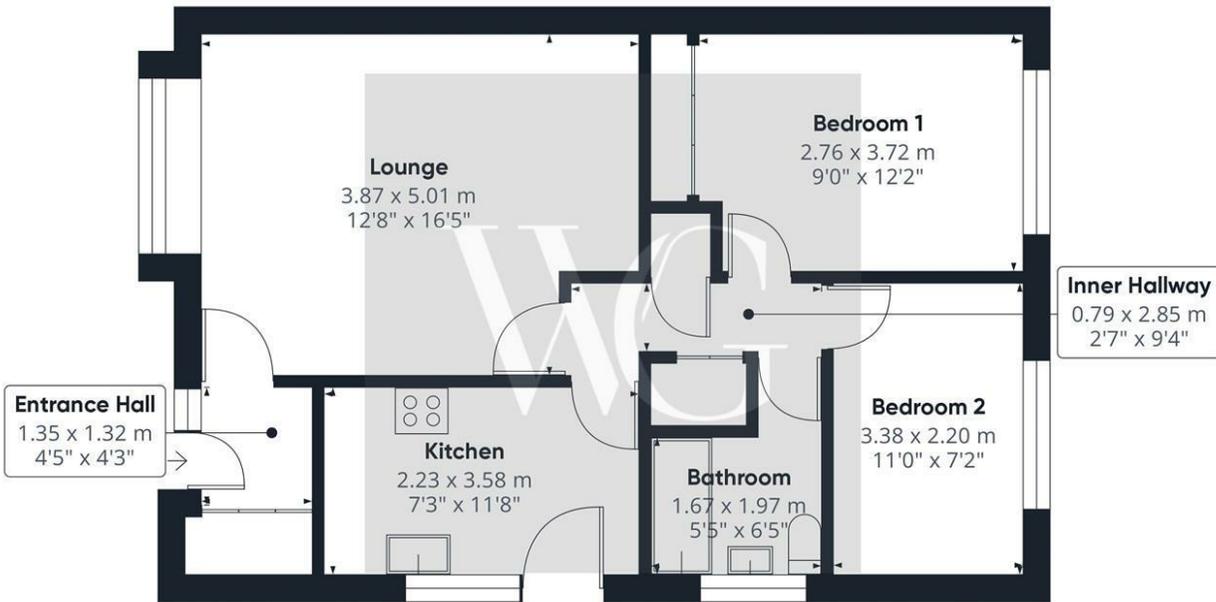
COUNCIL TAX BAND
The council tax band is B.

NOTE
PLEASE NOTE THE BOILER IS NO LONGER WORKING.





WG



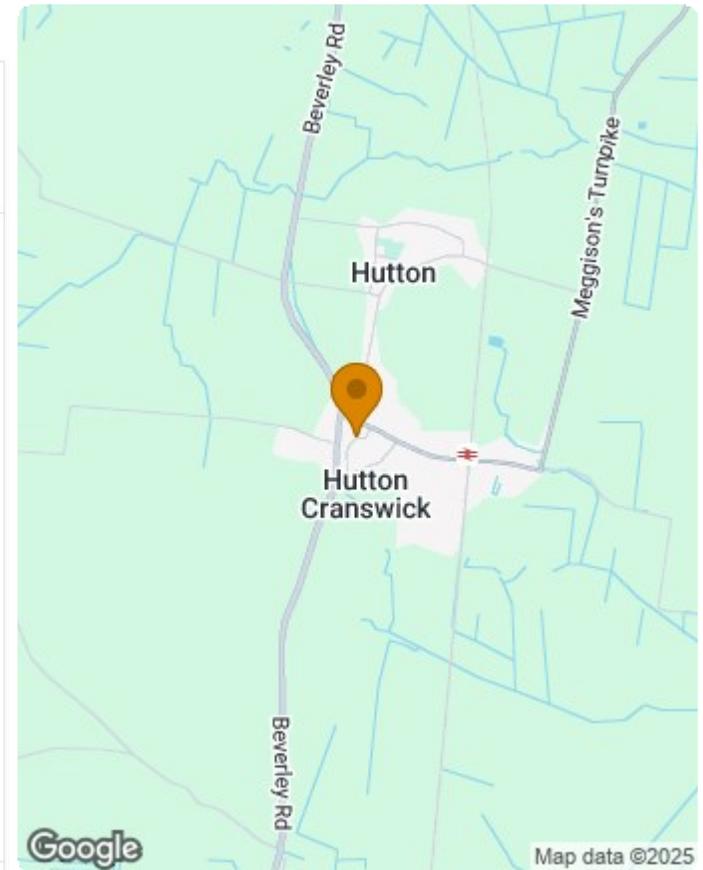
Approximate total area[®]
57.37 m²
617.53 ft²

(1) Excluding balconies and terraces.

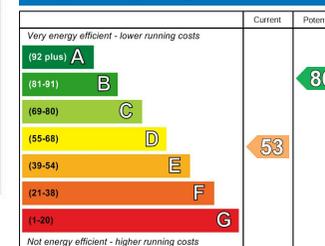
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

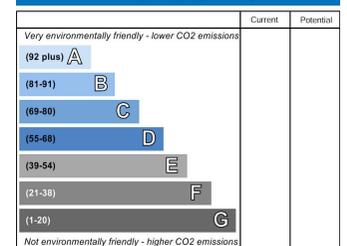


Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC



01377 310077 | driffield@willowgreenestateagents.co.uk

19 Mill Street, Driffield, East Yorkshire, YO25 6TN

Registered Office: Yorkshire & The Wolds Sales and Lettings Ltd, 19 Mill Street, Driffield, YO25 6TN | Company number: 12857633